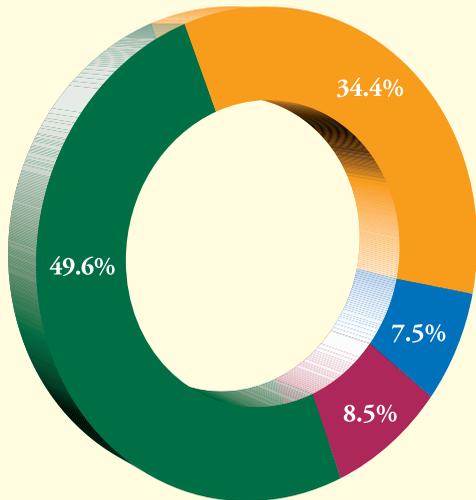


FINANCIAL HIGHLIGHTS

	2001 HK\$ Million	Restated 2000 HK\$ Million
Results		
Turnover	3,761.5	4,551.0
Operating profit	132.3	720.1
Group profit attributable to shareholders	516.6	864.4
Earnings per share	25.4¢	42.6¢
Dividends per share	7.5¢	7.5¢
Financial Position		
Total assets	58,415.0	57,300.5
Net debts	15,664.5	16,081.7
Shareholders' funds	28,260.3	27,242.4
Net assets per share	HK\$13.92	HK\$13.41
Net debts to total assets (excluding cash)	27.4%	28.8%

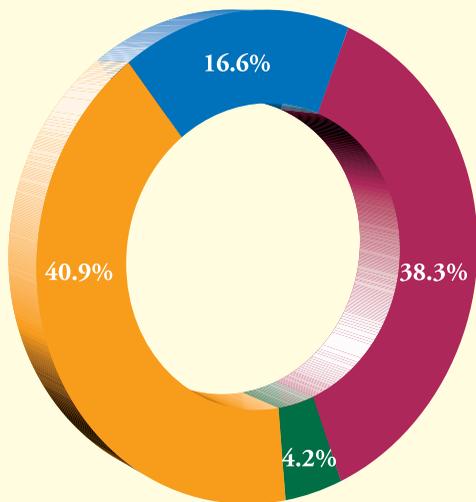
Financial Year	Group profit/(loss) attributable to shareholders HK\$ Million	Shareholders' funds HK\$ Million	Earnings /(loss) per share HK¢	Dividends per share HK¢	Distribution cover Times
1991/1992	976.5	18,522.8	47.7	24.5	1.95
1992/1993	1,468.3	24,100.8	71.6	28.5	2.51
1993/1994	2,204.6	40,638.4	108.3	36.0	3.01
1994/1995	2,306.0	42,332.9	114.3	37.0	3.09
1995/1996	2,459.2	39,170.2	122.0	41.0	2.98
1996/1997	2,535.5	45,820.0	125.5	43.5	2.87
1997/1998 (Restated)	(958.0)	39,920.8	(47.3)	28.0	N/A
1998/1999 (Restated)	657.4	27,548.2	32.4	7.5	4.32
1999/2000 (Restated)	864.4	27,242.4	42.6	7.5	5.68
2000/2001	516.6	28,260.3	25.4	7.5	3.39

Turnover (HK\$ Million)



■ Retailing and trading	1,865.7
■ Sale of property	1,294.1
■ Property rental	282.3
■ Treasury management, investment and others	319.4
Total	3,761.5

Operating Profit before Borrowing Costs and Provision for Properties (HK\$ Million)



■ Retailing and trading	56.8
■ Sale of property	553.5
■ Property rental	224.9
■ Treasury management, investment and others	518.3
Total	1,353.5